



Town of Brookline NH

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NOTICE OF DECISION

ZONING BOARD OF ADJUSTMENT
TOWN OF BROOKLINE, NEW HAMPSHIRE

Case No: 363

You are hereby notified that the appeal of **Thomas and Charlene Lavey, 4 Nichols Avenue**, for a **Special Exception** on Lot Number B-33-7 to allow an accessory dwelling unit in the existing residence on a 2.08 acre lot from Section **2000** of the Brookline Zoning Ordinance has been **Granted**.

Subject to the Fire Department conditions listed below, by the affirmative vote of at least three members of the Board of Adjustment.

Conditions:

1. The New Accessory Dwelling Unit will need a life safety window installed in the bedroom that provides a clear opening of 5.7sq ft. (2009 NFPA 101 24.2.2.3.3)
2. Hardwire smoke detectors will need to be installed in the bedroom and outside the bedroom of the proposed accessory dwelling unit all of which are to be connected to the existing smoke detectors in the existing house. (2009 NFPA 101 24.3.4)
3. Carbon Monoxide Detectors shall be installed outside the proposed bedroom of the accessory dwelling unit. (Saf-C 6015.04)
4. Hardwired heat detectors will need to be installed in the garage under the proposed Accessory dwelling unit and connected to the rest of the smoke detectors in the existing and proposed dwelling.
5. Any existing smoke detectors that are 10 years old or older are to be replaced in the existing house. (State of NH Fire Marshals Office and Brookline Fire Department)

Peter Cook, Chairman
Board of Adjustment

Date: 5/9/2012

NOTE: Any person affected has a right to appeal this decision. If you wish to appeal, you **must act within twenty days** of the date of this notice. The necessary first step, before any appeal may be taken to the courts is to apply to the board of adjustment for a rehearing. The **motion for rehearing** must set forth all the grounds on which you will base your appeal.

See NH Statutes, RSA Chapter 677 for details.